



**Planning Staff Report to
Greenville Planning Commission
December 10, 2021**
for the December 16, 2021 Public Hearing

Docket Number:	AEC-21-900
Applicant:	Arbor Land Design
Property Owner:	Joseph Francis Jr.
Property Location:	Northwest corner of Grove Road and Hawthorne Lane
Tax Map Number(s):	0105000300700, 0105000301100, 0105000301200
Acreage:	1.56 acre
Zoning:	OD, Office & Institutional District
Proposal:	Alternative Equivalent Compliance from Section 19-6.2 Landscaping, Buffering, and Screening and Section 19-6.8 Design Standards for Multifamily Development
Staff Recommendation:	APPROVE, with staff comments and conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-1.3.18. *Alternative equivalent compliance*
Sec. 19-6.2. *Landscaping, Buffering, and Screening*
Sec. 19-6.8 *Design Standards for Multifamily Development*

Project Overview:

The applicant proposes an Alternative Equivalent Compliance design in lieu of compliance with the regulations of Section 19-6.2 Landscaping, Buffering, and Screening as well as Section 19-6.8 Design Standards for Multifamily Development. The applicant received Planning Commission approval for a 23-unit multifamily development, known as Hawthorne Summit, at the northwest corner of Grove Road and Hawthorne Lane on November 18, 2021, however that approval was conditioned with a requirement to obtain Alternative Equivalent Compliance because the design did not fully comply with the required Land Management Ordinance provisions.

The applicant requests a reduction of the neighborhood protection buffer and setback requirements between the proposed residential multifamily development and the adjacent, existing detached single-family dwelling. In lieu of the required 25-foot building setback and 20-foot required landscape buffer, the applicant proposes a 15 to 25-foot building setback with a 15 to 20-foot landscape buffer. The landscape buffer will include a masonry wall, evergreen trees, and other landscape plantings.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Planning staff on November 1, 2021. Discussions centered around the process of the Alternative Equivalent Compliance and what alternative measures would be appropriate in lieu of the requirements.

Neighborhood Meeting

The Applicant presented their project at a virtually held meeting on November 15, 2021 to meet neighborhood meeting requirements, in compliance with subsection 19-2.2.4 of the Land Management Ordinance. A summary of the discussion and sign in sheet are provided within the packet.

Site Information:

The proposed Alternative Equivalent Compliance application is for a 23-unit multifamily development at the corner of Grove Road and Hawthorne Lane.

The subject property is zoned OD, Office & Institutional District and is not located within an Overlay District or Special Emphasis Neighborhood. Two of the subject properties are currently developed with detached single-family dwellings. The third subject property is vacant. Adjacent land uses are single-family detached residential and institutional.

The GVL2040 Future Land Use designation for the property is "Urban Residential." This residential classification is a mixture of low-density and medium density housing types and includes multifamily units, townhouses, single-family detached, and single-family attached dwellings. Urban Residential neighborhoods are near the downtown area and in pockets east of Laurens Road. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville's historic and traditional neighborhoods, with smaller lots and walkable streets. Complementary uses, customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

Per Section 19-6.2. All nonresidential commercial or multi-family developments shall provide a buffer yard equal to ten percent of the lot depth, not to be less than ten feet and not to exceed 20 feet in width, along a rear and/or side lot line that abuts a single family detached use. Buffer yards that are over ten feet and within 20 feet of depth shall include one of the following options: 1.) A buffer yard that includes an alternating double row of various evergreen shrubs and may include a berm to achieve a minimum height at time of planting of eight feet, planted a maximum of 48 inches on-center; or 2.) A buffer yard that includes vegetative screening that meets the standards per 100 linear feet and the requirements of Table 19-6.2-1.

The applicant proposes to construct a 6-foot-tall masonry wall with stone veneer immediately adjacent to the single-family residential property line. Behind the wall, the applicant proposes a double staggered row of 8-foot-tall Nellie Stevens Hollies within a 15-foot area and a single row of Japanese Cedars (a genus of conifer tree) where only 10-feet of space is available. A retaining wall and additional canopy trees and shrubs will be located behind the hollies and cedars. Ground mounted HVAC units will be installed within the buffer area closest to the alleyway. The applicant states in their application, that they have met with the adjacent property owner and provided a copy of the landscape plans.

Per Section 19-6.8. All multifamily residential buildings, regardless of height, shall provide a minimum 25-foot setback from the lot line of any abutting property improved with an existing single-family detached use or a parcel zoned R-6 or R-9.

The applicant proposes to amend the setback for the multifamily building that fronts Grove Road from 20-feet to 25-feet to achieve full code compliance, however the multifamily building that fronts the unnamed alleyway will remain setback 15-feet because relocation would infringe into the required Hawthorne Street front setback requirement.

Staff finds that the alternative equivalent proposal is within reason. The applicant's changes achieve full setback compliance for one of the multifamily buildings. The other multifamily building is short 10 feet but complies with the base OD zone rear building setback of 15 feet and relocation inward would result in a non-compliant front setback. The applicant's landscape buffer area falls short of the required 20-foot setback in some areas and includes HVAC equipment, which is generally not permissible, with the buffer yard. However, the proposed landscape plan adds a 6-foot-tall masonry wall and some canopy trees to the required double staggered row of evergreen trees. In addition, there is a sizeable change in grade between the two uses that should lessen potential negative impacts. Staff recommends that the Planning

Commission consider a condition to increase the height of the planned masonry wall to 8-feet and/or require vine plants on the single-family residential side of the wall to soften the wall's mass. Staff also recommends that the Japanese Cedar be substituted with a mix of evergreen canopy trees and shrubs instead at time of permit.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments and Conditions

Planning Comments and Conditions

Conditions:

- 1) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.
- 2) The masonry wall shall be 8 feet tall instead of 6 feet. In addition, vines shall be planted to grow on the exterior of the wall to soften the wall mass. The species of the vines shall be approved by the assigned Tree and Landscape plan reviewer at time of permit.
- 3) Revise Japanese Cedars to a mix of evergreen canopy trees and shrubs as approved by the assigned Tree and Landscape plan reviewer at time of permit.

Civil Engineer Comments and Conditions

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approve with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comments.

Fire Department Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

Japanese Cedar has been selected as the screening material on areas where the buffer is 10 feet. The Ordinance expects canopy trees in areas where the buffer is less than 10 feet. Perhaps consider using a mix of evergreen canopy trees along with the proposed shrubs throughout the buffering area to provide a variety of heights and coverage.



city of greenville

APPLICATION FOR ALTERNATIVE EQUIVALENT COMPLIANCE

Contact Planning & Development:

Planning@GreenvilleSC.Gov

(864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Arbor Land Design	Joseph Francis Jr.
*Title:	Engineer	Owner
*Address:	49 Greenland Dr. Greenville	Po Box 10383 Greenville
*State:	SC	SC
*Zip:	29615	29603
*Phone:	864-420-6255	
*Email:	ca@aldllc.net	

PROPERTY INFORMATION

*STREET ADDRESS(ES) Grove Rd & Hawthorne Ln, 510 Grove Rd, 512 Grove Rd

*TAX MAP #(S) 010500-03-00700, 010500-03-01100, 010500-03-01200

*ZONING DISTRICT(S) O-D

PROJECT INFORMATION

*TYPE OF APPLICATION:

*CHECK ALL THAT APPLY	CODE SECTION	TYPE
<input type="checkbox"/>	SECTION 19-4	USE REGULATIONS
<input type="checkbox"/>	SECTION 19-5	DIMENSIONAL STANDARDS AND MEASUREMENTS
<input checked="" type="checkbox"/>	SECTION 19-6.2	LANDSCAPING, BUFFERING, AND SCREENING
<input type="checkbox"/>	SECTION 19-6.4	EXTERIOR LIGHTING
<input checked="" type="checkbox"/>	SECTION 19-6.5	DESIGN STANDARDS FOR NONRESIDENTIAL DEVELOPMENT

	SECTION 19-6.6	SIGN REGULATIONS
	SECTION 19-6.8	DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT

*ASSOCIATED PERMIT APPLICATION #(s) (put N/A if not applicable)

MD-21-740

*DATE OF REQUIRED PRE-APPLICATION MEETING: 11/1/21

*DO YOU PLAN TO NOTIFY & MEET WITH NEIGHBORHOOD RESIDENTS: Yes No

*NAME OF LICENSED SC STATE ARCHITECT, LANDSCAPE ARCHITECT, OR PROFESSIONAL ENGINEER

PE #32052 - Christian Crear

Please provide a description of why the proposed project is unable to meet the applicable subject code requirement(s):

The three buildings w/ Grove Rd. frontage have been shifted to provide the 25' setback as required. The two buildings adjacent to the alley have been shifted slightly toward Grove Rd. while maintaining 75% of the setback of existing structures as required by Ordinance.

Please provide a description of the proposed alternative design:

Shifting them any more would result in less than 75% of the existing setback(s).

The 25' setback has been provided where possible & has been maximized where it's not possible. The building location also results in a portion of the site not having the required buffer width. Therefore, a stone masonry wall and additional landscape material have been provided in that area.

Please provide how this alternative design meets or exceeds the intent of the subject code requirement(s):

Proposed parking has been reduced by 2 spaces to allow more of the site to comply w/ the new setback & buffer dimensions.

Plant material along the entire property line have been planted at a density greater than that required by Ordinance, not just in the area where the newly required width is not met.

PLEASE COMPLETE THIS SECTION WHEN THE DEVELOPMENT PROPOSAL INCLUDES COMMERCIAL OR MULTIFAMILY USE(S) THAT ADJUST SINGLE FAMILY-DETACHED RESIDENTIAL USE(S).

Please provide how the proposed alternative design is consistent to the stated purpose of the applicable text amendment to protect single family-detached residential uses:

The owner developer has met privately w/ the owner of the adjacent single-family detached property owner to ensure that

the buffer plantings & masonry wall are suitable to their liking. The increased density of the plant material will provide a visual & auditory buffer for the adjacent parcel.

Please provide how the alternative design achieves the subject standards of neighborhood compatibility and maintains the harmony and character of the established single-family residential areas that abut the proposed development:

The proposed buildings have been designed to mimic the surrounding residences and compliment the architectural style of the surrounding area. The existing concrete stairs will be retained in order to maintain some of the historical significance of the existing neighborhood.

Please provide how all of the proposed access into the development will not create a negative impact to the abutting properties or rights-of-way:

The proposed access is along Hawthorne Lane & will not affect the single-family property as it's frontage is along Grove Rd. Mechanical/HVAC units within the buffer will be below the grade of the adjacent single family parcel & will not be visible.

Please provide how the proposal does not negatively impact any safety features of the project, nor creates any hazardous features:

The proposed development meets all Fire codes & access requirements.

Please provide how the proposal will not create negative impacts to public services, including, but not limited to, fire and emergency services:

Turnarounds have been provided for all emergency vehicles and existing infrastructure & utilities in the area will accommodate the proposed development.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) must be received by the planning and development office no later than 2:00 pm of the date reflected on the associated decision-making body's schedule responsible to decide the application, if applicable.

A. FEE FOR ALTERNATIVE EQUIVALENT COMPLIANCE

\$250.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant and identify any deficiencies which must be corrected prior to placement of the application on the appropriate agenda. Requests for proposed commercial and multi-family development, that abut single family-detached residential use(s), shall receive final approval from the Planning Commission.
3. Design Review Board agenda.

You must attach the following required documents. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

Please submit the following supporting documentation:

- Approval and or review of a Federal Tax Application from the SC Department of Archive and history, if applicable. N/A
- Value of the property prior to the rehabilitation N/A
- Written narrative indicating how the property qualifies as historic (Sec.40-15 (C and D)) N/A
- Plans and other documents detailing the proposed rehabilitation and N/A
- Estimated qualifying rehabilitation expenditures. N/A

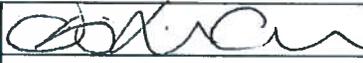
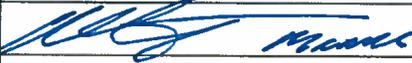
Please verify that all required information is reflected in the submittal package. Please submit one (1) electronic version of the submittal package.

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant, or someone acting on the applicant's behalf, has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning Office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate, in its report to the Planning Commission, that to grant the requested change would not likely result in the benefit the applicant seeks.

5. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not (please check one) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	11/15/21
Property Owner/Authorized Agent	
Date	11/16/21

NOTICE: It is strongly encouraged that the applicant conducts a neighborhood meeting to share information about the project proposal per Section 19-2.2.4 A neighborhood meeting is required if your application is in relation to any of the following:

- a. Map amendment (rezoning), including PD (Planned Development) and FRD (Flexible Review District);
- b. Major subdivision;
- c. Special exception for: bed and breakfast inn;

CITY OF GREENVILLE APPLICATION FOR ALTERNATIVE EQUIVALENT COMPLIANCE

- d. Multifamily or a Certificate of Appropriateness which includes a multi-family use; or
- e. Any application requiring a public hearing where the proposed project is commercial or multi-family in nature and abuts an existing single family detached use.



Meeting Minutes for Neighborhood Meeting for Hawthorne Summit

Location: Zoom Meeting

Date: 11/15/2021

Time: 6:00 PM – 6:30 PM

Attendees:

Christian Crear – Arbor Land Design
Austin Rutherford – City of Greenville
Sarah Cassady – Beverly Avenue Resident
Melissa Serafini – Hawthorne Drive Resident

Agenda Items:

- General Overview of the proposed project – Arbor Land Design gave a brief overview of the site, the proposed use, general layout of the proposed improvements, and a description of the building/unit architecture
- Discuss changes based on the Alternative Equivalent Compliance (AEC) Application – Arbor Land Design discussed the reason for the AEC application and the specific changes to the site plan as a result of recent text amendments to the Ordinance (setbacks and landscape screening requirements).
- Open forum for attendees to ask questions – Arbor Land Design answered questions regarding anticipated price point, dates of construction, and anticipated duration of construction.

Closing Items:

- Arbor Land Design agreed to email pdf's of the updated site plan layout to S. Cassady (sarahcassady18@gmail.com) and M. Serafini (missyserafini@gmail.com).

ARBOR LAND DESIGN

49 greenland drive greenville sc 29615 – 864 235 3589 – fax 864 233 6274 – arborengineering.com



49 GREENLAND DRIVE
GREENVILLE, SOUTH CAROLINA 29615
PHONE 864-271-8633 * FAX 864-271-3299

November 16, 2021

City of Greenville Planning Dept.

Re: Hawthorne & Grove Townhomes

Please find the Application for Alternative Equivalent Compliance package for the proposed Hawthorne Summit site which includes the following items.

<u>Deliverable</u>	<u>Copies</u>
Completed Application for Alternative Equivalent Compliance	1
Revised Site Plan	1
Revised Landscape Plan	1
Copy of Meeting Minutes from Neighborhood Meeting	1
Check in the amount of \$250.00	1

If you have any questions or need additional information, please don't hesitate to contact our office.

Sincerely,

Christian Crear, P.E.

Arbor Land Design LLC

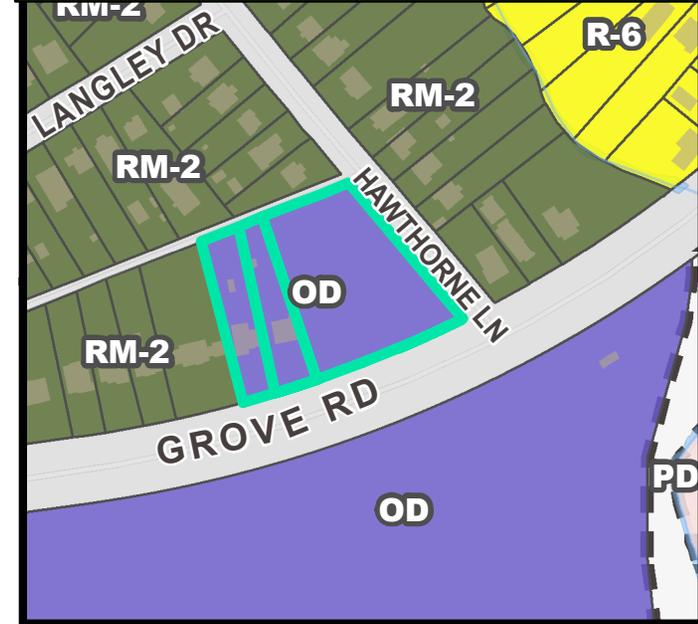
CIVIL ENGINEERING * SURVEYING * LAND PLANNING * LANDSCAPE ARCHITECTURE

AEC-21-902 • GROVE ROAD AND HAWTHORNE LANE

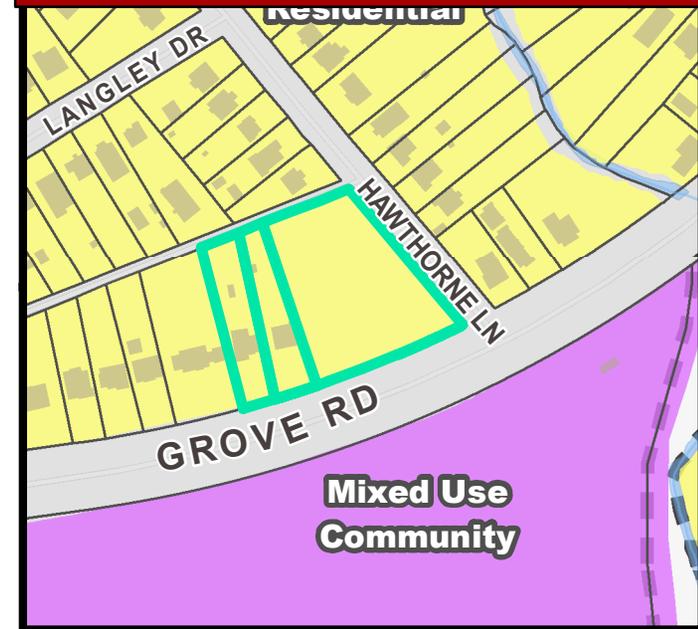
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



AEC-21-902 • GROVE ROAD AND HAWTHORNE LANE

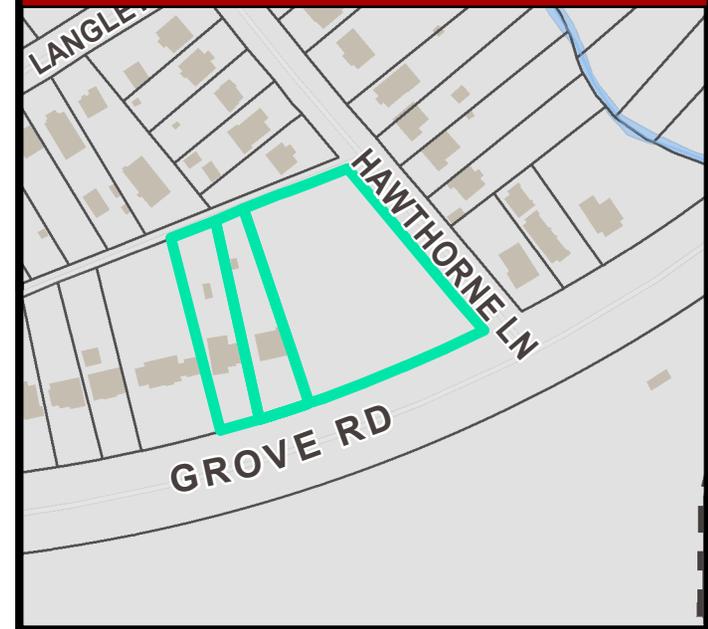
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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C.O.A.	SEAL
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

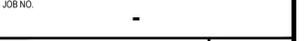
LEGEND

- PRELIMINARY -
NOT FOR CONSTRUCTION -

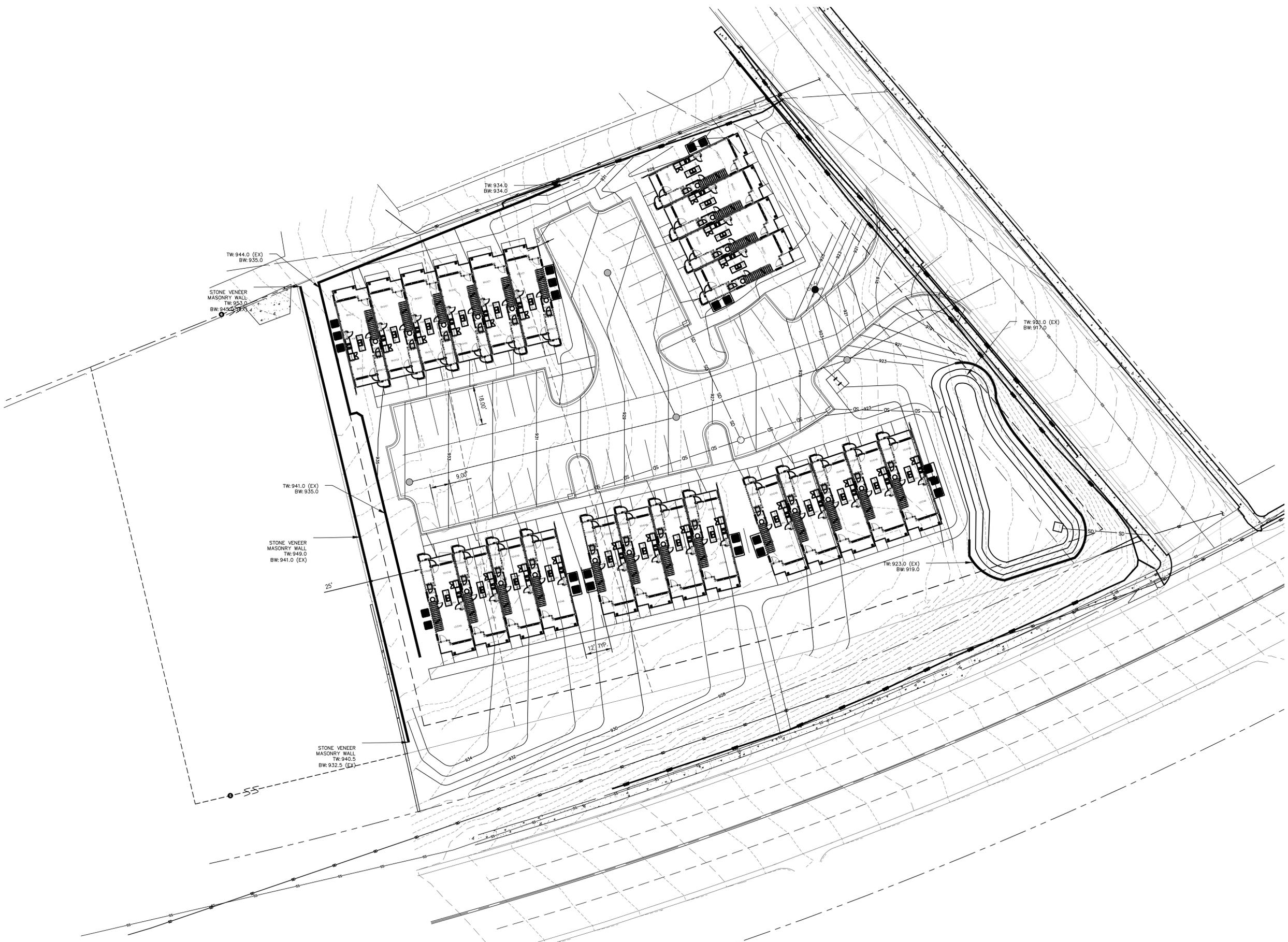
HAWTHORNE AND GROVE TOWNHOMES
 GREENVILLE SOUTH CAROLINA

GRADING & DRAINAGE PLAN

DRAWN:	CAC	DATE:	09.17.2021
DESIGN:	CAC	HORIZONTAL SCALE:	1:20
APPROVED:	CAC	VERTICAL SCALE:	-



DRAWING NO.	C-2	SHEET NO.	2 OF 2
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NO.	DATE	DESCRIPTION	BY

LEGEND

- PRELIMINARY -
NOT FOR CONSTRUCTION -

**HAWTHORNE
AND GROVE
TOWNHOMES**
 GREENVILLE SOUTH CAROLINA

**GRADING & DRAINAGE
PLAN**

DRAWN:	CAC	DATE:	09.17.2021
DESIGN:	CAC	HORIZONTAL SCALE:	1:20
APPROVED:	CAC	VERTICAL SCALE:	-

GRAPHIC SCALE
 0' 20' 40'
 SCALE: 1"=20'
 JOB NO. -

DRAWING NO. **C-2** SHEET NO. **2 OF 2**

